

October 9, 2008

**CEQA Initial Study - Environmental Checklist Form
(Based on the State CEQA Guidelines, Appendix G Rev. 10/04)**

1. Title; Project Number(s)/Environmental Log Number:

Tiered Winery Zoning Ordinance Amendment; POD 08-012; Log No. 08-00-004
2. Lead agency name and address:
County of San Diego, Department of Planning and Land Use
5201 Ruffin Road, Suite B,
San Diego, CA 92123-1666
3. a. Contact: Lory Nagem, Project Manager
b. Phone number: (858) 694-3823
c. E-mail: Lory.Nagem@sdcounty.ca.gov.
4. Project location:

The proposed amendment would apply to the unincorporated areas of San Diego County within the A70 Limited Agriculture and A72 General Agriculture Use Regulations (see attached map).
5. Project Applicant name and address:

County of San Diego, Department of Planning and Land Use
5201 Ruffin Road, Suite B, San Diego, California 92123
6. General Plan Designation
Community Plan: All Community and Subregional Plan Areas
Land Use Designation: (17) Estate
(18) Multiple Rural Use
(19) Intensive Agriculture
(20) General Agriculture
(21) Specific Plan
(22) Public/Semi-Public Lands
(23) National Forests/State Parks

(24) Impact Sensitive
(25) Extractive

Density: Variable

7. Zoning
Use Regulation: A70, Limited Agriculture
A72, General Agriculture
Minimum Lot Size: Variable
Special Area Regulation: Variable

8. Description of project:

The project is an amendment to the San Diego County Zoning Ordinance to introduce a new winery classification and to revise the regulations for two existing winery classifications. The proposed amendment would introduce a new "Packing and Processing: Small Winery" Use Type (Small Winery) that would be allowed subject to limitations and with an approved Administrative Permit in the A70 (Limited Agriculture) and the A72 (General Agriculture) Use Regulations. The proposed amendment would also revise the existing regulations for the "Packing and Processing: Wholesale Limited Winery" (Wholesale Limited Winery) and for the "Packing and Processing: Boutique Winery" (Boutique Winery) Use Types to allow these uses by-right but subject to specified standards and limitations in the A70 (Limited Agriculture) and the A72 (General Agriculture) Use Regulations. The Wholesale Limited Winery is currently allowed by right and the Boutique Winery is currently allowed with an approved Administrative Permit.

A Wholesale Limited Winery includes crushing of grapes, berries and other fruits for the fermentation, storage, bottling and wholesaling of up to 12,000 gallons of wine per year. A Boutique Winery includes crushing of grapes, berries and other fruits and fermentation, storage and bottling of up to 12,000 gallons of wine per year and may also include a tasting room and retail outlet as secondary uses.

No changes are proposed to the "Packing and Processing: Winery" (Winery) Use Type. A Winery includes the crushing of grapes, berries and other fruits and fermentation, storage and bottling of wine from fruit grown on or off the premises. A Winery may also include a tasting room and retail outlet as secondary uses. The Winery Use Type is allowed upon approval of a Major Use Permit in the Rural Residential (RR), Recreation-Oriented (RRO), Residential-Commercial (RC), Limited Agriculture (A70), General Agriculture (A72), Limited Control (S87), Specific Plan Area (S88) and General Rural (S92) Use Regulations. A Winery is allowed by right in all Industrial Use Regulations.

Proposed changes include moving and including all of the standards and limitations for Wholesale Limited, Boutique and Small Wineries to one section of

the Zoning Ordinance. Some of the standards and limitation for Wholesale Limited and Boutique Wineries are currently listed in the Use Type description in Section 1735 and the proposed reorganization will located all the standards and limitations in one section. The proposed amendment will also allow for one sign up to 12 square feet in area for a Small or Boutique Winery. Existing regulations allow one sign up to four square feet in area for a Wholesale Limited and Boutique Winery.

Proposed changes to the regulation of a Wholesale Limited Winery include:

- An increase in the allowed production from 7,500 gallons per year to 12,000 gallons per year.
- A requirement for a valid permit and bond issued by the U.S. Department of the Treasury Alcohol and Tobacco Tax and Trade Bureau, and a current 02 Winegrowers license issued by the California Department of Alcoholic Beverage Control. Licenses issued by the California Department of Alcoholic Beverage Control that allow other types of alcohol sales are prohibited.
- Wording has been added to clarify that the prohibition of on-site sales to the public applies to wine and other goods from the winery.

Proposed changes to the regulation of a Boutique Winery include:

- Allowing a Boutique Winery by-right and subject to specified standards and limitations in the A70 (Limited Agriculture) and the A72 (General Agriculture) Use Regulations. Currently Boutique Wineries are allowed with an approved Administrative Permit.

Proposed standards and limitations for a Boutique Winery include:

- A Boutique Winery shall have a valid permit and bond issued by the U.S. Department of the Treasury Alcohol and Tobacco Tax and Trade Bureau, and a current 02 Winegrowers license issued by the California Department of Alcoholic Beverage Control. Licenses issued by the California Department of Alcoholic Beverage Control that allow other types of alcohol sales are prohibited.
- A Boutique Winery shall operate as a Wholesale Limited Winery for at least one year prior to operating as a Boutique Winery.
- Wine production shall be less than 12,000 gallons annually.
- Of the total fruit used in winemaking a minimum of 75% shall be grown within San Diego County, a minimum of 25% shall be grown on the premises and a maximum of 25% may be grown outside of San Diego County.
- The maximum floor area of non-residential structure(s) used to crush, ferment, store and bottle fruit, wine and other products and equipment

used in winemaking is limited to 1,000 square feet where the lot is less than one gross acre. A maximum floor area of 1,500 square feet is allowed where the lot is one acre or more but less than two acres gross, and 2,000 square feet of floor area is allowed where the lot is two to four acres gross. An additional 200 square feet of floor area is allowed for each acre over four acres, up to a maximum of 5,000 square feet of additional allowed floor area.

- One tasting/retail sales room is allowed. The tasting/retail sales room shall be accessory to wine production and shall not exceed 30% of the total square footage of the structure used for wine production. Internet sales, phone sales and mail-order sales are allowed.
- Events, including but not limited to weddings and parties, are prohibited.
- The sale and consumption of pre-packaged food is allowed on the premises. Refrigeration shall be approved by the County of San Diego Department of Environmental Health. Catered food service is allowed, but no food preparation is allowed at a Boutique Winery. Catered food service includes the provision of food that is ready to eat and that has been prepared off the Boutique Winery premises.
- A tasting/retail sales room is allowed to operate from 10 a.m. until legal sunset seven days a week.
- Six parking spaces shall be provided for customers and three spaces shall be provided for employees and Boutique Winery operations. No parking for a Boutique Winery is allowed off the premises.
- The on-site driveway and parking area shall not be dirt. The on-site driveway and parking area may be surfaced with Chip Seal, gravel, or an alternative surfacing material such as recycled asphalt suitable for lower traffic volumes.
- Amplified sound is not allowed.
- Outdoor eating areas shall be limited to a maximum of five tables.
- Vehicles with a capacity in excess of 12 passengers are not allowed.

Proposed regulations for a Small Winery include:

- A Small Winery shall have a valid permit and bond issued by the U.S. Department of the Treasury Alcohol and Tobacco Tax and Trade Bureau, and a current 02 Winegrowers license issued by the California Department of Alcoholic Beverage Control. The applicant shall disclose if any other licenses issued by the California Department of Alcoholic Beverage Control will be relied upon for operations at the Boutique Winery.
- Wine production shall be limited to less than 120,000 gallons annually.

- Of the total fruit used in winemaking a minimum of 50% shall be grown within San Diego County, a minimum of 25% shall be grown on the premises and a maximum of 50% may be grown outside of San Diego County.
- The sale and consumption of pre-packaged food is allowed on the premises. Refrigeration shall be approved by the County of San Diego Department of Environmental Health. Catered food service is allowed, but no food preparation is allowed at a Small Winery. Catered food service includes the provision of food that is ready to eat and that has been prepared off the Small Winery premises.
- Events, including but not limited to weddings and parties, may be allowed upon the making of the findings for approval of an Administrative Permit listed below.
- An Administrative Permit for a Packing and Processing: Boutique Winery is required and may be approved in accordance with the Administrative Permit Procedure commencing at Section 7050 if it is found:
 - That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:
 - Harmony in scale, bulk, coverage and density.
 - The availability of public facilities, services and utilities.
 - The harmful effect, if any, upon desirable neighborhood character.
 - The generation of traffic and the capacity and physical character of surrounding streets.
 - The suitability of the site for the type and intensity of use or development which is proposed; and to.
 - Any other relevant impact of the proposed use.
 - That the impacts, as described immediately above and the location of the proposed use will be consistent with the San Diego County General Plan.
 - That the requirements of the California Environmental Quality Act have been complied with.
- Notice of the Administrative Permit application shall be given to owners of property within 300 feet of the exterior boundaries of a proposed Small

Winery and a minimum of 20 different owners. No hearing is required unless requested by the applicant or other affected person.

The growing of grapes and other fruit in vineyards and orchards is classified in the Row and Field Crops Use Type (Section 1720). The Row and Field Crops Use Type is a use that is allowed by right in the A70 (Limited Agriculture) and the A72 (General Agriculture) Use Regulations. No discretionary permit is required to grow these crops.

Federal and State regulations require that wineries are bonded and licensed. A bonded and licensed winery is an operation with a permit from the Federal Alcohol and Tobacco Tax and Trade Bureau (TTB) and a 02 Winegrower license from the California Department of Alcoholic Beverage Control (ABC.) Also, in order to offer wines for tasting produced by other bonded San Diego County wineries, a winery must have been issued and comply with the requirements of a Duplicate Winegrowers Type 02 license from ABC.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

San Diego County is bordered on the west by the Pacific Ocean, to the east by Imperial County, to the north by Orange and Riverside Counties, and to the south by Mexico. The County terrain varies from west to east, sloping up from the ocean, transitioning to rolling hills and then steep mountains that finally give way to flat to gently sloping deserts.

The County is a generally semi-arid environment and supports a wide range of habitats and biological communities. These habitats and communities range from grasslands to shrublands to coniferous forests. Additionally, these habitats and communities vary greatly depending on the ecoregion, soils and substrate, elevation and topography.

The urban areas of the County are predominantly in the west, either surrounding the City of San Diego, or interspersed between the City of San Diego and the cities in Orange and Riverside Counties. Further east, the land is less developed, with the largest developed area in the eastern portion of the County being the community of Borrego Springs. The eastern portion of the County is unincorporated and mostly undeveloped. The areas that have been developed in the eastern portion of the County have been predominantly developed in a rural fashion, with large lot sizes, agricultural or related uses, and have limited infrastructure and service availability.

The County is serviced by the Interstates 5, 15, 163, and 805 that all run north and south throughout the western portion of the County and Interstate 8 that runs east and west throughout the southern portion of the County. Additionally, the County is serviced by State Highways 76, 78 and 94 that all run east and west across the

County and State Highways 67 and 79 that all run north and south throughout the western and eastern sides of the County, respectively.

Agriculture occurs on approximately 308,000 acres in San Diego County. San Diego County produces the highest dollar value per acre (\$4,973/acre) of any county in California according to the 2007 County of San Diego Crop Statistics and Annual Report and agriculture ranks fifth as a component of San Diego County's economy. Agriculture in San Diego County is unique in that 63% of the County's 5,255 farms range in size from 1 to 9 acres, 77% of farmers live on their farms and 92% of farms are family owned. In contrast, the average size of farms statewide is 346 acres.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

Permit Type/Action Agency

Zoning Ordinance Amendment

County of San Diego

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Potentially Significant Impact Unless Mitigation Incorporated," as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology & Soils |
| <input checked="" type="checkbox"/> Hazards & Haz. Materials | <input checked="" type="checkbox"/> Hydrology & Water Quality | <input checked="" type="checkbox"/> Land Use & Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population & Housing |
| <input checked="" type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Utilities & Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

_____ Signature	_____ October 2, 2008 Date
_____ Lory Nagem Printed Name	_____ Land Use/Environmental Planner III Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Potential Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Scenic vistas are singular vantage points that offer unobstructed views of valued viewsheds, including areas designated as official scenic vistas along major highways. Future wineries built pursuant to this Zoning Ordinance Amendment may potentially be visible from a designated scenic vista. However, because the structures associated with the Wholesale Limited and Boutique Winery will be subject to the size, height and setback limitations applicable to all other properties located in an Agricultural Use Regulation, the impact will be no greater than for any other accessory structure customarily found in agricultural zones. Structures associated with the Small Winery would require issuance of a discretionary permit and would require further environmental review.

Furthermore, if a future proposed Wholesale Limited or Boutique Winery facility involves substantial landform modification/grading that may have an adverse visual impact on a scenic vista, a discretionary grading permit would be required and would require further environmental review. Additionally, future projects involving grading would have to comply with § 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING) of Division 7, EXCAVATION AND GRADING, of the San Diego County Zoning and Land Use Regulations. The erosion prevention and planting required by these sections of the San Diego County Zoning and Land Use Regulations will avoid stark, bare graded slopes that could have an adverse visual impact on a scenic vista. Also, a Small Winery would require issuance of a discretionary permit and would require further environmental review. Therefore, due to these factors, it has been found that the project will not result in a demonstrable, potentially significant, adverse effect on a scenic vista.

The project will not result in cumulative impacts on a scenic vista because all other development within an area that is considered a scenic vista would be subject to the same development regulations on structures that winery structures would be subject to. In addition, the requirement for a future discretionary grading permit and environmental review would apply to other development that involves a substantial amount of landform modification/grading. Therefore, the project will not result in any adverse project or cumulative level effect on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: State scenic highways refer to those highways that are officially designated. A scenic highway is officially designated as a State scenic highway when the local jurisdiction adopts a scenic corridor protection program, applies to the California Department of Transportation for scenic highway approval, and receives notification from Caltrans that the highway has been designated as an official Scenic Highway. Future wineries may be located near or visible within the composite viewshed of a State scenic highway. Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon.

Future Wholesale Limited and Boutique Wineries built pursuant to this Zoning Ordinance Amendment may potentially be built near or visible from a State scenic highway. Nonetheless, the project is expected to be compatible with the existing visual environments in terms of visual character and quality because the structures associated with the Wholesale Limited and Boutique Winery will be subject to the size, height and setback limitations applicable to all other properties located in an Agricultural Use Regulation and the impact will be no greater than for any other accessory structure customarily found in agricultural zones. The winery must also include a vineyard, which will make the facility more compatible with the visual environment found in agricultural areas. Furthermore, if a future proposed winery facility involved substantial landform modification/grading that may have an adverse visual impact on a scenic vista, a discretionary grading permit would be required and would require further environmental review. Additionally, future projects involving grading would have to comply with § 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING) of Division 7, EXCAVATION AND GRADING, of the San Diego County Zoning and Land Use Regulations. The erosion prevention and planting required by these sections of the San Diego County Zoning and Land Use Regulations will avoid stark, bare graded slopes that could have an adverse visual impact on scenic resources. Also, a Small Winery would require issuance of a discretionary permit and would require further environmental review.

The project will not result in cumulative impacts on a scenic resource within a State scenic highway because future Wholesale Limited and Boutique Wineries and all other development within the scenic highway corridor would be subject to the same development regulations on structures that Wholesale Limited and Boutique Winery structures would be subject to. In addition, the requirement for a future discretionary grading permit and environmental review would apply to other development that involves a substantial amount of landform modification/grading. Also, a future Small Winery would require a discretionary permit and environmental review. For these

reasons, the project will not result in any adverse project or cumulative level effect on a scenic resource within a State scenic highway.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers. The existing visual character and quality of lands throughout the unincorporated areas of the County that are located in the Agricultural Use Regulations vary as do lands surrounding them. In general though, land within the Agricultural Use Regulations can be characterized as rural or semi-rural in nature and the Agricultural Use Regulations are intended to create and preserve areas primarily for agricultural uses.

The proposed project is an amendment to the San Diego County Zoning Ordinance to allow Wholesale Limited and Boutique Wineries to operate under specified standards and limitations and to allow Small Wineries to operate under specified standards and limitations and pursuant to an approved Administrative Permit. The project is compatible with the existing visual environment's visual character and quality because Wholesale Limited and Boutique Wineries will be considered an agricultural use and will be limited in size and in the level of activity so as to be compatible in scale and character with other uses allowed in the A70 Limited Agriculture and the A72 General Agriculture Use Regulations. For example, structures associated with the Wholesale Limited and Boutique Winery will be subject to the size, height and setback limitations applicable to all other properties located in an Agricultural Use Regulation, the impact will be no greater than for any other accessory structure customarily found in agricultural zones. For these reasons, the project will not substantially degrade the existing visual character or quality of the site and its surroundings.

The project will not result in cumulative impacts on visual character or quality because future Wholesale Limited and Boutique Wineries and all other development in surrounding areas would be subject to the same development regulations on structures that Wholesale Limited and Boutique Winery structures would be subject to. In addition, the requirement for a future discretionary grading permit and environmental review would apply to other development that involves a substantial amount of landform

modification/grading. Therefore, the project will not result in any adverse project or cumulative level effect on visual character or quality on-site or in the surrounding area.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The San Diego County Light Pollution Code (County Code Section 59.101-59.115) defines two zones, each with specific lighting requirements. Zone A is defined as the area located within a 15-mile radius of either the Palomar or Mount Laguna Observatory. All other areas of unincorporated San Diego County are located within Zone B. Future wineries may include outdoor lighting. Regardless of whether future wineries are located in Zone A or Zone B, any outdoor lighting pursuant to this project is required to meet the provisions of the County of San Diego Zoning Ordinance (Section 6322-6326) and the Light Pollution Code (Section 59.101-59.115) that were established to minimize the impact of new sources light pollution on nighttime views. For this reason, the project will not create a new source of substantial light or glare which would adversely affect day or nighttime views.

The project will not contribute to significant cumulative impacts on day or nighttime views because future wineries built pursuant to this proposed Zoning Ordinance amendment will conform to the Light Pollution Code. The Code was developed by the San Diego County Department of Planning and Land Use and Department of Public Works in cooperation with lighting engineers, astronomers, land use planners from San Diego Gas and Electric, Palomar and Mount Laguna observatories, and local community planning and sponsor groups to effectively address and minimize the impact of new sources light pollution on nighttime views. The standards in the Code are the result of this collaborative effort and establish an acceptable level for new lighting. Compliance with the Code is required prior to issuance of any building permit for any project. Mandatory compliance for all new building permits ensures that this project in combination with all past, present and future projects will not contribute to a cumulatively considerable impact. Therefore, compliance with the Code ensures that the project will not create a significant new source of substantial light or glare, which would adversely affect daytime or nighttime views in the area, on a project or cumulative level.

II. AGRICULTURE RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed “Packing and Processing: Wholesale Limited Winery”, “Packing and Processing: Boutique Winery” and “Packing and Processing: Small Winery” will be classified as Agricultural Use Types and will therefore allow establishment or growth of agricultural uses rather than conversion to non-agricultural use. In addition, specified percentages of fruit used in winemaking must be grown in San Diego County, a portion of which must be grown on the premises of the winery. This requirement will insure that Wholesale Limited, Boutique and Small Wineries are uses that contribute to local agriculture and do not become solely commercial uses that sell wines from outside of San Diego County or do not become industrial uses that imports wines only for bottling and shipment. Therefore, no potentially significant project or cumulative level conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance to a non-agricultural use will occur as a result of this project.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is an amendment to the San Diego County Zoning Ordinance to allow Wholesale Limited and Boutique Wineries to operate under specified standards and limitations and to allow Small Wineries to operate under specified standards and limitations and pursuant to an approved Administrative Permit. However, the proposed project will not result in a conflict in zoning for agricultural use, because the project will allow the establishment and growth of an agricultural use and will be compatible with and not create a conflict with existing zoning for agricultural use. Additionally, future wineries may be located on or adjacent to land that is included as a part of a Williamson Act contract. However, the proposed use is for agriculture and will be consistent with agricultural uses on adjacent land and must be consistent with the

contract if the project site is subject to a Williamson Act contract. Therefore, there will be no conflict with existing zoning for agricultural use, or a Williamson Act contract.

- c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: The proposed "Packing and Processing: Wholesale Limited Winery", "Packing and Processing: Boutique Winery" and "Packing and Processing: Small Winery" Use Types will be classified as Agricultural Use Types and will therefore allow establishment or growth of agricultural uses. In addition, specified percentages of fruit used in winemaking must be grown in San Diego County, a portion of which must be grown on the premises of the winery. If the number of vineyards in the County increases as a result of the proposed amendment, existing crop land currently producing other crops may be converted to grapes and other winemaking fruit. While it is unlikely that farmers would switch from a higher value crop, there is a potential for the proposed amendment to affect the type and value of various crops produced in San Diego County. This potential conversion may result in a significant impact from the conversion of farmland and will be analyzed in the Environmental Impact Report.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Because the project proposes agricultural land uses in agricultural zones, the project proposes development that was anticipated in SANDAG growth projections used in development of the RAQS and SIP. Operation of future wineries will not result in emissions of significant quantities of criteria pollutants listed in the California Ambient Air Quality Standards or toxic air contaminants as identified by the California Air Resources Board. As such, the future proposed wineries built pursuant to this proposed Zoning Ordinance amendment are not expected to conflict

with either the RAQS or the SIP. In addition, because the project proposes agricultural land uses in agricultural zones, the project is consistent with the SANDAG growth projections used in the RAQS and SIP, therefore, the project will not contribute to a cumulatively considerable impact.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Air Pollution Control District (SDAPCD) has established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. For CEQA purposes, these screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the CEQA Air Quality Handbook for the South Coast Air Basin (SCAB), which has stricter standards for emissions of ROCs/VOCs than San Diego's, is appropriate. However, the eastern portions of the county have atmospheric conditions that are characteristic of the Southeast Desert Air Basin (SEDAB). SEDAB is not classified as an extreme non-attainment area for ozone and therefore has a less restrictive screening-level. Projects located in the eastern portions of the County can use the SEDAB screening-level threshold for VOCs.

The project proposes to allow future wineries under specified standards and limitations or under specified standards and limitations and pursuant to an approved Administrative Permit in agricultural zones. Some wineries will operate out of existing buildings; however, any future grading operations associated with construction of new winery facilities would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase of each future winery would be minimal and localized, resulting in pollutant emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook section 6.2 and 6.3. Because each Boutique Winery will reduce emissions below the screening-level criteria, the contribution to cumulative impacts is not substantial.

The number of Average Daily Trips (ADTs) generated from future winery project will need to be determined. According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects

that generate less than 2,000 ADT are below the Screening-Level Criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA Air Quality Handbook section 6.2 and 6.3 for criteria pollutants. Further analysis should be completed to determine if this threshold may be exceeded. As such, the project will require further analysis to determine if it may violate any air quality standard or contribute substantially to an existing or projected air quality violation.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O_3). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM_{10}) under the CAAQS. O_3 is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM_{10} in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

Air quality emissions associated with the project include emissions of PM_{10} , NO_x and VOCs from construction/grading activities, and VOCs as the result of traffic from operations at future facilities. The project proposes to allow future wineries under specified standards and limitations or under specified standards and limitations and pursuant to an approved Administrative Permit in agricultural zones. Some wineries will operate out of existing buildings; however, any future grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal and localized, resulting in PM_{10} and VOC emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the South Coast Air Quality Management District (SCAQMD) CEQA air quality handbook section 6.2 and 6.3. The number of Average Daily Trips (ADTs) generated from future winery projects will need to be determined. According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the Screening-Level Criteria established by SDAPCD Rule 20.2 and by the SCAQMD

CEQA Air Quality Handbook section 6.2 and 6.3 for criteria pollutants. Further analysis should be completed to determine if this threshold may be exceeded. As such, the project will require further analysis to determine if it may result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

In addition, all projects will also be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. For wineries, projects that construct uses that are allowed by right within the surrounding area will be either residential or agricultural in nature and are not expected to be of a size and scale that would emit significant amounts of criteria pollutants. Therefore, the construction emissions associated with the proposed project are not expected to create a cumulatively considerable impact nor a considerable net increase of PM₁₀, or any O₃ precursors.

d) Expose sensitive receptors to substantial pollutant concentrations?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Air quality regulators typically define sensitive receptors as schools (Preschool-12th Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. Under the proposed amendment, wineries will be allowed under specified standards and limitations or under specified standards and limitations and pursuant to an approved Administrative Permit in agricultural zones. The agricultural zones, A70 and A72, occur in varied areas throughout the unincorporated areas of the County. There may be locations where a future winery would be located within a quarter-mile (the radius determined by the SCAQMD in which the dilution of pollutants is typically significant) of a sensitive receptor. However, the project proposes agricultural uses that do not involve use of large industrial machines or other sources of pollutants and therefore this project does not propose uses or activities that would result in exposure of these identified sensitive receptors to significant pollutant concentrations. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. In addition, the project will not contribute to a cumulatively considerable exposure of sensitive receptors to substantial pollutant concentrations because the proposed project as well as the projects that would be allowed by right in the A70 and A72 zones are expected to have emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA air quality handbook section 6.2 and 6.3.

e) Create objectionable odors affecting a substantial number of people?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: No potential sources of objectionable odors have been identified in association with the operations of future wineries. As such, no impact from odors is anticipated.

V. BIOLOGICAL RESOURCES -- Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: Some future wineries will be operated out of existing buildings on developed lots and will not have an impact on any candidate, sensitive, or special status species. Other future wineries may be built on land that contains native habitat and possibly even candidate, sensitive, or special status species. Vineyards may also be established and/or expanded into areas that contain native habitat and possibly even candidate, sensitive, or special status species. Therefore, removal of this habitat may result in substantial adverse effects, either directly or through habitat modifications, to candidate, sensitive or special status species.

In certain instances, these impacts would not be significant because a future proposed winery facility that involves substantial landform modification/grading that may have an adverse impact on candidate, sensitive, or special status species, would require a discretionary grading permit would require further environmental review. In addition, if clearing of land in preparation for construction of winery structures is not specifically exempted, it is subject to Section 87.501 et seq. of the County Code, a discretionary clearing permit would be required and would require further environmental review. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: Some future wineries will be operated out of existing buildings on developed lots and will not have an impact on any riparian habitat or other sensitive natural community. Some future wineries may be built on land that contains riparian habitat or other sensitive natural communities as defined by the County of San Diego Multiple Species Conservation Program (MSCP), County of San Diego Resource Protection Ordinance (RPO), Natural Community Conservation Plan (NCCP), Fish and Game Code, Endangered Species Act, Clean Water Act, or other local or regional plans, policies or regulations. Vineyards may also be established or expanded onto these lands as well. Therefore, the project may result in a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service.

In certain instances, the project would not result in these significant impacts because future proposed winery facility that involves substantial landform modification/grading that may have an adverse impact on riparian habitat or other sensitive natural community would require a discretionary grading permit and would require further environmental review. In addition, if clearing of land in preparation for construction of winery structures is not specifically exempted, it is subject to Section 87.501 et seq. of the County Code, a discretionary clearing permit would be required and would require further environmental review. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: Some future wineries will be operated out of existing buildings on developed lots and will not have an impact on any riparian habitat or other sensitive natural community. Some future wineries may be proposed to be built on federally protected wetlands. Vineyards may also be established or expanded onto these lands as well. Therefore, the project may result in a substantial adverse effect on federally protected wetlands.

In certain instances, the project would not result in these significant impacts because future proposed winery facility that involves substantial landform modification/grading that may have an adverse impact on federally protected wetlands would require a discretionary grading permit and would require further environmental review. In addition, if clearing of land in preparation for construction of winery structures is not specifically exempted, it is subject to Section 87.501 et seq. of the County Code, a discretionary clearing permit would be required and would require further environmental review. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: Some future wineries will be operated out of existing buildings on developed lots and will not have an impact on the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Some future wineries may be built on land that contains native habitat and possibly even on land that provides corridors or native wildlife nursery sites. Vineyards may also be established or expanded onto these lands as well. Therefore, the project may result in a significant impact on the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

In certain instances, the project would not result in these significant impacts because future proposed winery facility that involves substantial landform modification/grading that may have an adverse impact on wildlife movement, corridors or nursery sites would require a discretionary grading permit and would require further environmental review. In addition, if clearing of land in preparation for construction of winery structures is not specifically exempted, it is subject to Section 87.501 et seq. of the County Code, a discretionary clearing permit would be required and would require further environmental review. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review.

- e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed Zoning Ordinance amendment is not subject to the regulations of the Biological Mitigation Ordinance [per Section 86.503(a)(3)], the Resource Protection Ordinance (per Article III.1) or the Habitat Loss Permit ordinance because a Zoning Ordinance amendment is not considered a land development permit. Refer to the attached Ordinance Compliance Checklist dated October 9, 2008 for further information on consistency with any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan, including, Habitat Management Plans (HMP), Special Area Management Plans (SAMP), or any other local policies or ordinances that protect biological resources including the Multiple Species Conservation Program (MSCP), Biological Mitigation Ordinance, Resource Protection Ordinance (RPO), Habitat Loss Permit (HLP).

V. CULTURAL RESOURCES -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: Some future Boutique Wineries will be operated out of existing buildings on developed lots and will not require any alteration to structures that would cause a substantial adverse change in the significance of a historical resource. Some future wineries may be built on land that contains historical resources. Vineyards may also be established or expanded onto these lands as well. Therefore, the project may result in a significant impact on a historical resource.

In certain instances, the project would not result in these significant impacts because future proposed winery facility that involves substantial landform modification/grading that may have an adverse impact on historical resources would require a discretionary grading permit and would require further environmental review. At that time, a site evaluation could be conducted to measure the potential significant impact the project may have on historical resources. In addition, if clearing of land in preparation for construction of winery structures is not specifically exempted, it is subject to Section 87.501 et seq. of the County Code, a discretionary clearing permit would be required

and would require further environmental review. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Some future Boutique Wineries will be operated out of existing buildings on developed lots and will not require any alteration to structures that would cause a substantial adverse change in the significance of an archaeological resource. Some future wineries may be built on land that contains archaeological resources. Vineyards may also be established or expanded onto these lands as well. Therefore, the project may result in a significant impact on an archaeological resource.

In certain instances, the project would not result in these significant impacts because future proposed winery facility that involves substantial landform modification/grading that may have an adverse impact on archaeological resources would require a discretionary grading permit and would require further environmental review. At that time, a site evaluation could be conducted to measure the potential significant impact the project may have on an archaeological resource. In addition, if clearing of land in preparation for construction of winery structures is not specifically exempted, it is subject to Section 87.501 et seq. of the County Code, a discretionary clearing permit would be required and would require further environmental review. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review.

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: Some future Boutique Wineries will be operated out of existing buildings on developed lots and will not require any alteration to structures that would destroy a unique paleontological resource or site or unique geologic feature. Some future wineries may be built on land that contains paleontological resources.

Vineyards may also be established or expanded onto these lands as well. Therefore, the project may result in a significant impact on paleontological resources.

In certain instances, the project would not result in these significant impacts because future proposed winery facility that involves substantial landform modification/grading that may have an adverse impact on paleontological resources would require a discretionary grading permit and would require further environmental review. At that time, a site evaluation could be conducted to measure the potential significant impact the project may have on a paleontological resource. In addition, if clearing of land in preparation for construction of winery structures is not specifically exempted, it is subject to Section 87.501 et seq. of the County Code, a discretionary clearing permit would be required and would require further environmental review. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review.

d) Disturb any human remains, including those interred outside of formal cemeteries?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: Some future Boutique Wineries will be operated out of existing buildings on developed lots and will not require any alteration to structures that would disturb human remains. Some future wineries may be built on land that contains human remains. Vineyards may also be established or expanded onto these lands as well. Therefore, the project may result in a significant impact on human remains.

In certain instances, the project would not result in these significant impacts because future proposed winery facility that involves substantial landform modification/grading that may have an adverse impact on human remains would require a discretionary grading permit and would require further environmental review. At that time, a site evaluation could be conducted to measure the potential significant impact the project may have on human remains. In addition, if clearing of land in preparation for construction of winery structures is not specifically exempted, it is subject to Section 87.501 et seq. of the County Code, a discretionary clearing permit would be required and would require further environmental review. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review.

VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
Refer to Division of Mines and Geology Special Publication 42.

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Some future wineries built pursuant to this Zoning Ordinance amendment may be located within a fault-rupture hazard zone as identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42 (SP 42), Revised 1997, Fault-Rupture Hazards Zones in California or within an area with substantial evidence of a known fault. However, structures that will be built pursuant this Zoning Ordinance amendment will be required to comply with the County Building Code requirements. Included in the County Building Code are requirements that address seismic events through engineering requirements prior to the issuance of a building permit. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Therefore, due to these requirements the project does not have the potential to expose people or structures to potential substantial adverse effects.

- ii. Strong seismic ground shaking?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Some future wineries built pursuant to this Zoning Ordinance amendment may be located within 5 kilometers of the centerline of a known active-fault zone as defined within the Uniform Building Code's Maps of Known Active Fault Near-Source Zones in California. To ensure the structural integrity of all buildings and structures, any future structures located in these areas must conform to the Seismic Requirements -- Chapter 16 Section 162- Earthquake Design as outlined within the California Building Code. Section 162 requires a soils compaction report with proposed foundation recommendations to be approved by a County Structural Engineer before the issuance of a building or grading permit. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Therefore, there will be no potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking as a result of this project.

iii. Seismic-related ground failure, including liquefaction?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Some future wineries built pursuant to this Zoning Ordinance amendment may be located on soils subject to liquefaction. To ensure the structural integrity of all buildings and structures, any future structures located in these areas must conform to the Seismic Requirements -- Chapter 16 Section 162- Earthquake Design as outlined within the California Building Code. Section 162 requires a soils compaction report with proposed foundation recommendations to be approved by a County Structural Engineer before the issuance of a building or grading permit. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Therefore, there will be no potentially significant impact from the exposure of people or structures to potential adverse effects from seismic-related ground failure as a result of this project.

iv. Landslides?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: If a future proposed winery facility involved substantial landform modification/grading that may expose people or structures to potential substantial adverse effects from landslides, a discretionary grading permit would be required and would require further environmental review. Additionally, future projects involving grading would have to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Section 87.209 and provide a soils investigation to insure that recommendations to correct weak or unstable soil conditions have been incorporated in the grading plan and specifications. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Therefore, there will be no potentially significant impact from the exposure of people or structures to potential adverse effects from landslides as a result of this project.

b) Result in substantial soil erosion or the loss of topsoil?

- | | |
|--|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
|--|---|

☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Potentially Significant Impact: According to the Soil Survey of San Diego County, soils throughout San Diego County are identified as having a soil erodibility rating of "slight" "moderate" and/or "severe" as indicated by the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. Many areas with the Agricultural Use Regulations may have moderate or severe erodibility ratings. By-right winery and agricultural activities on soils with these ratings could result in soil erosion or loss of top-soil.

In certain instances, the project would not result in these significant impacts because future proposed winery facilities that involve grading are required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING). Compliance with these regulations minimizes the potential for water and wind erosion. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Due to these factors, it has been found that these activities will not result in substantial soil erosion or the loss of topsoil on a project level.

In addition, project grading will not contribute to a cumulatively considerable impact because all the of past, present and future projects that involve grading or land disturbance are required to follow the requirements of the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING); Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); and County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426).

- c) Will the project produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse?

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: For further information refer to VI Geology and Soils, Question a., i-iv listed above.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Future winery buildings may be located on expansive soils as defined within Table 18-1-B of the Uniform Building Code (1994). However the project will not have any significant impacts because all new construction is required to comply the improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Therefore, these soils will not create substantial risks to life or property.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Some future wineries will rely on public sewer for the disposal of wastewater. In this situation, septic tanks for alternative wastewater disposal systems will not be required and will not have any impact.

Where no public sewers are available, future wineries will have to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. DEH will review and approve the OSWS lay-out for future projects pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria." Therefore, the project

will have to demonstrate the presence of soils capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems as determined by the authorized, local public agency. In addition, the project will comply with the San Diego County Code of Regulatory Ordinances, Title 6, Div. 8, Chap. 3, Septic Tanks and Seepage Pits. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review.

VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporation | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project will not create a significant hazard to the public or the environment because the process of winemaking and the operation of a winery do not involve the storage, use, transport, emission, or disposal of Hazardous Substances.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project will not create a significant hazard to the public or the environment because the process of winemaking and the operation of a winery do not involve the storage, use, transport, emission, or disposal of Hazardous Substances.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: Future wineries may be located throughout the agricultural zones in the unincorporated area of the County, including within one-quarter mile of an existing or proposed school. The project will also increase agricultural activities and agricultural activities often include the use of pesticides, herbicides, fuel and other chemicals. The potential for the project to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste will need to be determined and further analyzed.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Future wineries may be listed in the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5. However, the project will not create significant hazard to the public or the environment because if a property is on the list, the County will not issue a building permit until any significant hazard has been referred to and remediated to the satisfaction of the Department of Environmental Health. Future wineries are expected to be required to obtain building permits because, at a minimum, improvements will need to be completed to even existing buildings to meet the Building Code requirements for public occupancy. Therefore, because remediation of the site will occur prior to issuance of building permit, the project will not create a significant hazard to the public or the environment and will not contribute to a cumulatively considerable impact. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Future wineries built pursuant to the proposed Zoning Ordinance amendment may be located within a Comprehensive Land Use Plan (CLUP)

for airports. However, the future wineries will not impact this area for the following reasons:

- Wineries are agricultural uses and typically do not include any distracting visual hazards including but not limited to distracting lights, glare, sources of smoke or other obstacles or an electronic hazard that would interfere with aircraft instruments or radio communications. Therefore, the project complies with the Federal Aviation Administration Runway Approach Protection Standards (Federal Aviation Regulations, Part 77 – Objects Affecting Navigable Airspace).
- The size and height limits applicable to all structures in the A70 and A72 Agricultural Use Regulations will apply to winery buildings and heights will typically be limited to 35' and cannot include construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport.
- Wineries are agricultural uses and typically do not include any artificial bird attractor, including but not limited to reservoirs, golf courses with water hazards, large detention and retention basins, wetlands, landscaping with water features or wildlife refuges.

Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Future wineries built pursuant to the proposed Zoning Ordinance amendment may be located within the vicinity of a private airstrip. However, the future wineries will not impact this area for the following reasons:

- Wineries are agricultural uses and typically do not include any distracting visual hazards including but not limited to distracting lights, glare, sources of smoke or other obstacles or an electronic hazard that would interfere with aircraft instruments or radio communications. Therefore, the project complies with the Federal Aviation Administration Runway Approach Protection Standards (Federal Aviation Regulations, Part 77 – Objects Affecting Navigable Airspace).
- The size and height limits applicable to all structures in the A70 and A72 Agricultural Use Regulations will apply to winery buildings and heights will typically be limited to 35' and cannot include construction of any structure equal

- to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport.
- Wineries are agricultural uses and typically do not include any artificial bird attractor, including but not limited to reservoirs, golf courses with water hazards, large detention and retention basins, wetlands, landscaping with water features, or wildlife refuges.

Also, Small Wineries located require issuance of an Administrative Permit and would require further environmental review. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN:

Less Than Significant Impact: The Operational Area Emergency Plan is a framework document that provides direction to local jurisdictions to develop specific operational area of San Diego County. It provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The project will not interfere with this plan because it will not prohibit subsequent plans from being established.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

No Impact: The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

No Impact: The Oil Spill Contingency Element will not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

No Impact: The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

Less Than Significant Impact: The Dam Evacuation Plan for will not be interfered with because even though future winery projects may be located within a dam inundation zone, the project will not be for a hospital, school, skilled nursing facility, retirement home, mental health care facility, care facility with patients that have disabilities, adult and childcare facility, jails/detention facilities, stadium, arena, amphitheater, or similar use that may limit the ability of the County Office of Emergency Services to implement a dam evacuation plan.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Future wineries may be located in the A70 and A72 Use Regulations in many areas throughout the unincorporated areas of the County that are in a variety of settings. Each will be addressed below.

Future wineries may be located in areas that are completely surrounded by urbanized areas, and/or irrigated lands and there are no adjacent wildland areas. Therefore, based on the location of the project; it is not anticipated that the project will expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires.

Some future wineries may be located within and served by independent fire protection districts and may also be located adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 17 Fire Protection Districts in San Diego

County and Appendix II-A, as adopted and amended by the local fire protection district. Implementation of these fire safety standards will occur during the building permit process. Therefore, through compliance with the Consolidated Fire Code and Appendix II-A and through compliance with the applicable fire protection district's conditions, it is not anticipated that the project will expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project will not contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area required to comply with the Consolidated Fire Code and Appendix II-A.

Some future wineries may be located within and served by a County service area fire protection district and may also be located adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3 and Appendix II-A of the Uniform Fire Code. Implementation of these fire safety standards will occur during the building permit process. Therefore, through compliance with the County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3 and Appendix II-A of the Uniform Fire Code, and through compliance with the applicable County Service Area Fire Protection District's conditions, it is not anticipated that the project will expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project will not contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area are required to comply with the County Code of Regulatory Ordinances and the Uniform Fire Code.

Some future wineries may be located within State Responsibility Areas and served by CALFIRE (California Department of Forestry) and may also be located adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in Public Resources Code Sections 4290 and 4291. Implementation of these fire safety standards will occur during the building permit process. Therefore, through compliance with the Public Resources Code Sections 4290 and 4291; and through compliance with the California Department of Forestry's conditions, it is not anticipated that the project will expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project will not contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area are required to comply with Public Resources Code Sections 4290 and 4291 and the Uniform Fire Code.

- i) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Wineries and vineyards do not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, animal raising operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

VIII. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any waste discharge requirements?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: Future wineries will be required to implement site design measures and/or source control BMPs and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable from entering storm water runoff. Nonetheless, there may be a potential for water quality impacts from increased processing and wine production depending on the processing methods employed. Increased vehicle trips on dirt roads also have the potential to increase erosion, resulting in discharge impacts.

Some impacts may be mitigated because future wineries are expected to be required to obtain building permits because, at a minimum, improvements will need to be completed to even existing buildings to meet the Building Code requirements for public occupancy. Other permits may be required as well. For example, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Building permits, Administrative Permits (for clearing of vegetation or Small Wineries), grading plans, on-site wastewater system permits and well permits, as well as other discretionary and ministerial permits are subject to regional surface water and storm water permitting regulation for County of San Diego, including the following: Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); County Storm water Standards Manual adopted on February 20, 2002, and amended January

10, 2003 (Ordinance No. 9426). Conformance with and the effectiveness of these regulations should be further analyzed.

These site design measures and/or source control BMPs and/or treatment control BMPs will require future projects to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

Finally, conformance of all future projects allowed pursuant to this Zoning Ordinance amendment to the waste discharge requirements may ensure the project will not create cumulatively considerable water quality impacts related to waste discharge because, through the permit, the project will conform to Countywide watershed standards in the JURMP and SUSMP, derived from State regulation to address human health and water quality concerns. Therefore, the project will not contribute to a cumulatively considerable impact to water quality from waste discharges. The potential for cumulative impacts should be further analyzed.

b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: Future wineries may be located in various hydrologic subareas, within the various hydrologic units throughout the unincorporated areas of the County. According to the Clean Water Act Section 303(d) list, July 2003, these watersheds are impaired for numerous pollutants. Therefore, the project should be further analyzed to insure that the project will not result in an increase in any pollutant for which a water body is already impaired.

However, some impacts may be mitigated because future wineries will be required to employ site design measures and/or source control BMPs and/or treatment control BMPs such that potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters. Future wineries are expected to be required to obtain building permits because, at a minimum, improvements will need to be completed to even existing buildings to meet the Building Code requirements for public occupancy. Other permits may be required as well. For example, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Building permits, Administrative Permits (for clearing of vegetation or Small Wineries), grading plans, on-site wastewater

system permits and well permits, as well as other discretionary and ministerial permits are subject to regional surface water and storm water permitting regulation for County of San Diego, including the following: Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). Conformance with and the effectiveness of these regulations should be further analyzed.

Any proposed BMPs must be consistent with regional surface water and storm water planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result the project may not contribute to a direct or cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d). Regional surface water and storm water permitting regulation for County of San Diego, Incorporated Cities of San Diego County, and San Diego Unified Port District includes the following: Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). The stated purposes of these ordinances are to protect the health, safety and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the County and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of storm water as a resource; and to ensure the County is compliant with applicable state and federal laws. Ordinance No. 9424 (WPO) has discharge prohibitions, and requirements that vary depending on type of land use activity and location in the County. Ordinance No. 9426 is Appendix A of Ordinance No. 9424 (WPO) and sets out in more detail, by project category, what Dischargers must do to comply with the Ordinance and to receive permits for projects and activities that are subject to the Ordinance. Collectively, these regulations establish standards for projects to follow which intend to improve water quality from headwaters to the deltas of each watershed in the County. Each project subject to WPO is required to prepare a Storm Water Management Plan that details a project's pollutant discharge contribution to a given watershed and propose BMPs or design measures to mitigate any impacts that may occur in the watershed. Conformance with and the effectiveness of these regulations should be further analyzed.

- c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: The Regional Water Quality Control Board has designated water quality objectives for waters of the San Diego Region as outlined in Chapter 3 of the Water Quality Control Plan (Plan). The water quality objectives are necessary to protect the existing and potential beneficial uses of each hydrologic unit as described in Chapter 2 of the Plan.

Future wineries will lay in various hydrologic subareas, within various hydrologic units that have numerous existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs and lakes, and ground water. It is expected that site design measures and/or source control BMPs and/or treatment control BMPs will be employed to reduce potential pollutants to the maximum extent practicable, such that the proposed project may not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Nonetheless, there may be a potential for water quality impacts from increased processing and wine production depending on the processing and disposal methods employed.

Future wineries are expected to be required to obtain building permits because, at a minimum, improvements will need to be completed to even existing buildings to meet the Building Code requirements for public occupancy. Other permits may be required as well. For example, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Building permits, Administrative Permits (for clearing of vegetation or Small Wineries), grading plans, on-site wastewater system permits and well permits, as well as other discretionary and ministerial permits are subject to regional surface water and storm water permitting regulation for County of San Diego, including the following: Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). Conformance with and the effectiveness of these regulations should be further analyzed.

In addition, proposed BMPs must be consistent with regional surface water, storm water and groundwater planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the project may not contribute to a direct or cumulatively considerable exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Refer to Section VIII., Hydrology and Water Quality, Question b, for more information on regional surface water and storm water planning and permitting process. Conformance with and the effectiveness of these regulations should be further analyzed.

- d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-

existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: Some future wineries will be located within the boundaries of and will obtain a water supply from a water district that obtains water from surface reservoirs or other imported water source. These wineries will not use any groundwater for any purpose, including irrigation, domestic or commercial demands and therefore will not substantially deplete groundwater supplies.

Some future wineries will be located outside of the boundaries of a water district and will rely on groundwater. Others may be located within the boundaries of a water district but may have a well and will use a combination of imported water and groundwater. The proposed amendment will revise the County Zoning Ordinance to allow more winemaking for a Wholesale Limited Winery, to allow tasting rooms and retail sales for Boutique Wineries by-right, but subject to specified standards and limitations and to allow a Small Winery subject to specified standards and limitations and with an approved Administrative Permit. The making of wine and the growing of grapes are currently uses that are allowed by right.

An increase in the number of wineries and vineyards in groundwater dependent areas may have a significant impact on groundwater supplies and this issue should be further analyzed. In some cases, the impacts will not be significant because the increase in water use will not substantially deplete groundwater supplies. As noted in a report entitled "Best Winery Guidebook: Benchmarking and Energy and Water Savings Tool for the Wine Industry" prepared by the Lawrence Berkeley National Laboratory for the California Energy Commission Public Interest Energy Research Program, the main water use within a winery itself is for cleaning. The major water use areas are the crush pad and press area, the fermentation tanks, barrel washing, barrel soaking, the bottling line, and the cellars and barrel storage areas. Water is used to wash down floors and areas throughout the winery, to clean equipment including the receiving lines, the presses, the tanks, and the bottling lines, and to wash the barrels at various stages of the winemaking process. Water is also used for humidification in the cellars and barrel storage areas, and other non-production uses at the winery, like toilets and sinks in office buildings and maintenance workshops. This demonstrates that, even if winemaking is considered, the majority of water use in the winery itself occurs during the initial crushing, fermenting and bottling of wine. These activities occur over a limited period of time when grapes are harvested, typically September and October, and then water use will be reduced throughout the remainder of the year. Therefore, the water use required to operate these newly allowed uses may not be substantial and may not deplete groundwater supplies to a level which would not support existing land uses or

planned uses for which permits have been granted. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review.

Wineries do not involve operations that would interfere substantially with groundwater recharge including, but not limited to the following: the project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. ¼ mile). These activities and operations can substantially affect rates of groundwater recharge. Therefore, no impact to groundwater recharge is anticipated.

- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: Future wineries will implement site design measures, source control, and/or treatment control BMPs to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff. Nonetheless, there may be a potential for erosion and siltation from agricultural activities depending on the growing methods employed. Increased vehicle trips on dirt roads also have the potential to increase erosion and siltation.

Some impacts will be mitigated because these measures will control erosion and sedimentation and satisfy waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP). The future projects will be required to specify and describe the implementation process of all BMPs that will address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream drainage swales. The Department of Public Works will ensure that the Plan is implemented as proposed. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Due to these factors, it has been found that the project may not result in significantly increased erosion or sedimentation potential and may not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation will be controlled within the boundaries of the project, the project may not contribute to a cumulatively considerable impact. For further information on soil erosion refer to VI., Geology and Soils, Question b.

Conformance with and the effectiveness of these regulations should be further analyzed.

- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Future wineries will not significantly alter established drainage patterns or significantly increase the amount of runoff because of the regulations established in Title 8, Division 7 (Grading, Clearing and Watercourses), Chapter 6 (Watercourses) that prohibit, in part, the alteration of the surface of land so as to reduce the capacity of a watercourse and prohibit any action that impairs the flow of water in a watercourse. Therefore, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Additionally, if any future winery involves additional any grading or clearing in an existing drainage feature a discretionary grading or clearing permit would be required and would be subject to further environmental review. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Moreover, the project will not contribute to a cumulatively considerable alteration or a drainage pattern or increase in the rate or amount of runoff, because the all property in the County and all projects are subject to the same regulations that prohibit substantially increasing water surface elevation or runoff exiting the site, as detailed above.

- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Any new structure built by-right pursuant to this Zoning Ordinance Amendment would be restricted in size to that allowed for any other property in the A70 or A72 Use Regulations. The size of these structures is not out of character for agricultural areas and would not result in any significant increase in water runoff

considering the amount of impervious surface that would be constructed. Therefore, the project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems.

h) Provide substantial additional sources of polluted runoff?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: Future wineries must include site design measures and/or source control BMPs and/or treatment control BMPs that will be employed such that potential pollutants may be reduced in runoff to the maximum extent practicable. Conformance with and the effectiveness of these regulations should be further analyzed. Refer to VIII Hydrology and Water Quality Questions a, b, c, for further information.

i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not involve housing and therefore will have no impact.

j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant: Future wineries may be located on property that contains drainage swales, which are identified as being 100-year flood hazard areas. However, these projects will not place structures, access roads or other improvements which will impede or redirect flood flows in these areas. All future structures that require building permits and are located near one of the flood-prone features listed above are required

to comply with the following existing regulations and through compliance with these existing regulations no significant impact would result from the construction of a future facility pursuant to this project.

- Army Corps of Engineers, Clean Water Act - 404 Permit
- California Department of Fish and Game, Streambed Alteration Agreement - 1600 Permit
- County of San Diego, Flood Damage Prevention Ordinance
- County of San Diego, Watercourse Ordinance

Additionally, if any future winery involves additional any grading or clearing in an existing drainage feature a discretionary grading or clearing permit would be required and would be subject to further environmental review. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Therefore, future wineries will not place structures within a 100-year flood hazard area which would impede or redirect flood flows.

- k) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant: Future wineries may lay within a mapped dam inundation area for a major dam/reservoir within San Diego County, as identified on an inundation map prepared by the dam owner. However, the San Diego County of Disaster Preparedness has an established emergency evacuation plan for each area and the project will not interfere with this plan.

If a future winery lies within a special flood hazard area as identified on the Flood Insurance Rate Map (FIRM), County Flood Plain Map or Alluvial Fan Map, future structures would be required to be located at an elevation that would prevent exposure of people or property to flooding. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review.

- l) Inundation by seiche, tsunami, or mudflow?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

i. SEICHE

Less Than Significant: If the site of a future winery is located along the shore of a lake or reservoir; the elevation differential between the proposed development and the shoreline will prevent inundation from a seiche. Reservoirs in San Diego County are for water storage and the land surrounding the reservoirs is owned by the agency that controls the reservoir, and private development cannot occur along the shore. Therefore, future projects will not be subject to inundation by seiche.

ii. TSUNAMI

Less Than Significant: Agriculturally zoned land within the unincorporated areas of the County are located more than a mile from the coast; therefore, in the event of a tsunami, would not be inundated.

iii. MUDFLOW

Less Than Significant Impact: Mudflow is a type of landslide. If a future proposed winery facility involved substantial landform modification/grading that may expose people or structures to potential substantial adverse effects from mudflows, a discretionary grading permit would be required and would require further environmental review. Additionally, future projects involving grading would have to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Section 87.209 and provide a soils investigation to insure that recommendations to correct weak or unstable soil conditions have been incorporated in the grading plan and specifications. Also, Small Wineries s would require issuance of an Administrative Permit and would require further environmental review. Therefore, there will be no potentially significant impact from the exposure of people or structures inundation by mudflow.

IX. LAND USE AND PLANNING -- Would the project:

a) Physically divide an established community?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not introduce new infrastructure such major roadways or water supply systems, or utilities to the area. Therefore, the proposed project will not significantly disrupt or divide the established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific

plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: The project affects land that is zoned A70 Limited Agriculture and A72 General Agriculture, which are consistent with a number of General Plan Land Use Designations, including Estate (17), Multiple Rural Use (18), Intensive Agriculture (19), General Agriculture (20), National Forest/State Parks, Impact Sensitive (24) and Extractive (25) (County Land Use Element, 2000). The project is consistent with the General Plan because wineries, which are considered an agricultural use, are anticipated by these Land Use Designations that provide for agriculture and are consistent with the Agricultural Use Regulations. Future wineries may be located throughout the unincorporated areas of the County and will be subject to the policies of any of the County's Community Plans. None of the County's Community Plans include policies that discourage agriculture and therefore, the project will not conflict with the policies of any Community Plan. Despite conformance with written plans, policies and regulations of the County, the potential for impacts to neighborhood character from the unique operations of wineries should be further analyzed.

X. MINERAL RESOURCES -- Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Future wineries may be located on land that has any of the following classifications as identified by the State Department of Conservation, Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997): Mineral Land Classification MRZ-1, which are lands located within an area where geologic information indicates no significant mineral deposits are present; MRZ-2 which is an area of "Identified Mineral Resource Significance"; or MRZ-3 which is an area of undetermined mineral resources. Also, the project site may be located within a region where geologic information indicates significant mineral deposits are present as identified on the County of San Diego's Mineral Resources Map prepared by the County of San Diego. Based on the scale and/or the economic value of future winery projects,

the proposed amendment will not result in the future inaccessibility for recovery of the on-site mineral resources. Therefore, no potentially significant loss of availability of a known mineral resource of value to the region and the residents of the state will occur as a result of this project. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Moreover, if the resources are not considered significant mineral deposits, loss of these resources cannot contribute to a potentially significant cumulative impact.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project site is zoned A70 Limited Agriculture and A72 General Agriculture, which are not considered to be Extractive Use Zones (S-82). The A70 Limited Agriculture and A72 General Agriculture are consistent with Impact Sensitive Land Use Designation (24) and with the Extractive Land Use Overlay (25) (County Land Use Element, 2000) and therefore future wineries may be located within these Land Use Designations. However, based on the scale and/or the economic value of the project, the proposed amendment will not result in the future inaccessibility for recovery of the on-site mineral resources. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan will occur as a result of this project.

XI. NOISE -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: The project is an amendment to the San Diego County Zoning Ordinance to allow wineries subject to specified standards and limitations, and subject to specified standards and limitations pursuant to an approved Administrative Permit in the A70 Limited Agriculture and A72 General Agriculture Use Regulations. The future wineries allowed by the proposed amendment will be occupied by winery

customers and employees. Wineries may be located throughout the unincorporated areas of San Diego County in various settings and locations. The project may expose people to potentially significant direct and cumulative noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable standards by increasing agricultural processing operations and by introducing a use that is currently not allowed and that increases the number of vehicles and people at the winery. Further analysis is required to determine typical ambient noise levels in agricultural area, the amount of noise that a typical winery will produce from construction and operations and whether this increase may result in significant impacts.

In certain instances, these impacts would not be significant because:

General Plan – Noise Element

The County of San Diego General Plan, Noise Element, Policy 4b addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive areas to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Moreover, if the project is in excess of CNEL 60 dB(A), modifications must be made to the project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities where quiet is an important attribute. Project implementation is not expected to expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the CNEL 60 dB(A) because wineries are not considered noise sensitive areas. Therefore, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element.

Ramona Community Plan

The County of San Diego General Plan, Ramona Community Plan, has a standard of CNEL 55 dB(A) for all projected noise contours near main circulation roadways, airports and other noise sources and requires mitigation if this level is exceeded. Project implementation is not expected to expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the CNEL 55 dB(A) because wineries are not considered noise sensitive areas. Therefore, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Ramona Community Plan.

Small Wineries would require issuance of an Administrative Permit and would require further environmental review.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not propose any of the following land uses that can be impacted by groundborne vibration or groundborne noise levels.

1. Buildings where low ambient vibration is essential for interior operation, including research and manufacturing facilities with special vibration constraints.
2. Residences and buildings where people normally sleep including hotels, hospitals, residences and where low ambient vibration is preferred.
3. Civic and institutional land uses including schools, churches, libraries, other institutions, and quiet office where low ambient vibration is preferred.
4. Concert halls for symphonies or other special use facilities where low ambient vibration is preferred.

Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels on-site or in the surrounding area.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: As indicated in the response listed under Section XI Noise, Question a., the project may expose existing or planned noise sensitive areas in the vicinity to a substantial direct or cumulative permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control. The project is not expected to expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels because wineries are not considered noise sensitive uses. Studies completed by the Organization of Industry Standards (ISO 362; ISO 1996 1-3; ISO 3095; and ISO 3740-3747) state an increase of 10 dB is perceived as twice as loud and is perceived as a significant increase in the ambient noise level. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: The project involves temporary and seasonal harvesting of grapes and producing of wine. The noise levels associated with these activities must be analyzed to determine if they will create substantial temporary or periodic increases in ambient noise levels in the project vicinity. Small Wineries may include events, but Small Wineries would require issuance of an Administrative Permit and would require further environmental review of each proposal to determine if there will be significant noise impacts.

General construction noise must be determined to analyze whether it may exceed the construction noise limits of the County of San Diego Noise Ordinance (Section 36-410), which are derived from State regulations to address human health and quality of life concerns. Therefore, the project may result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Future wineries may be located within a Comprehensive Land Use Plan (CLUP) for airports or within 2 miles of a public airport or public use airport. However, wineries are not considered noise sensitive uses that would be impacted by noise generated by an airport.

In addition, there are no new or expanded public airport projects that may extend the boundaries of the CNEL 60 dB noise contour or CLUP. If a new airport were to be proposed or expanded, the future airport project would consider the specific nearby project and provide mitigation for any cumulative impacts. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise on a project or cumulative level.

- c) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Future wineries may be located within a one-mile vicinity of a private airstrip. However, wineries are not considered noise sensitive uses that would be impacted by noise generated by a private airstrip.

In addition, there are no new or expanded public airport projects in the vicinity that may extend the boundaries of the CNEL 60 dB noise contour or CLUP. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise on a project or cumulative level.

XII. POPULATION AND HOUSING -- Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a Zoning Ordinance amendment to allow wineries in agricultural zones subject to specified standards and limitations and subject to specified standards and limitation pursuant to an approved Administrative Permit. Although agricultural uses may expand, residential uses will continue to be allowed by right in conjunction with a winery. As is common with agriculture in San Diego County, most farmers live on their farm and are unlikely to eliminate housing and replace it with agriculture. Therefore, the project will not displace a substantial number of housing units.

- b) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes a Zoning Ordinance amendment to allow wineries in agricultural zones subject to specified standards and limitations and limitations and subject to specified standards and limitation pursuant to an approved Administrative Permit. Although agricultural uses may expand, residential uses will continue to be allowed by right in conjunction with a winery. As is common with agriculture in San Diego County, most farmers live on their farm and are unlikely to eliminate housing and residents and replace them with agriculture. Therefore, the project will not displace a substantial number people.

XIII. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: Expansion of agricultural uses in agricultural zones is not expected to result in the need for significantly altered services or facilities. The potential for altered police and emergency services due to the increase in patrons to the wineries will be determined and analyzed.

The project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the project will not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed.

XIV. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not propose any residential use, included but not limited to a residential subdivision, mobilehome park, or construction for a single-family residence that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

XV. TRANSPORTATION/TRAFFIC -- Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: There are no published standard trip generation rates for wineries. Therefore, further study must be conducted to determine the amount of traffic that will be generated by future wineries. The analysis will need to determine the impact of adding tasting rooms that are open to the public and the impact of increasing wine production. Once the trip generation rates are determined, the impact of these trips on the County circulation system must be analyzed to determine if the proposed project will cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. For these reasons, impact from traffic generated may cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.

For Small Wineries, an Administrative Permit will be required. This discretionary permit process will insure that development standards and limitations can be met and that road safety has been adequately addressed. The Administrative Permit will also require environmental review to insure that any potential impact related to traffic and circulation, or any other issue, will be addressed and, if necessary, mitigated.

- b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency and/or as identified by the County of San Diego Transportation Impact Fee Program for designated roads or highways?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: Additional study must be completed to determine the number of additional Average Daily Trips (ADT) that will result from the project. The additional ADT may result in a substantial increase in the number of vehicle trips, which may subsequently directly exceed level of service (LOS) standards established by the County congestion management agency for roadway segments, intersections and highways throughout the County.

The County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. This program commits the County to construct additional capacity on identified deficient roadways and includes the adoption of a Transportation Impact Fee (TIF) program to fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. This program is based on a summary of projections method contained in an adopted planning document, as referenced in the State CEQA Guidelines Section 15130 (b)(1)(B), which evaluates regional or area wide conditions contributing to cumulative transportation impacts. Based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing circulation element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, public and private funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, state, and federal funding to improve freeways to projected level of service objectives in the RTP.

The proposed project will generate additional ADT. These trips will be distributed on circulation element roadways in the unincorporated County that were analyzed by the TIF program which currently or are projected to operate at inadequate levels of service without improvements to add needed capacity. The project trips therefore may contribute to a potentially significant cumulative impact and mitigation may be required. Some of the potential growth represented by this project was included in the growth projections used for the TIF program; therefore, the project's payment of the TIF at issuance of building permits may mitigate for the cumulative impact. The increase in agricultural uses in agricultural zones was included while the addition of uses open to the public was not. Therefore, payment of the TIF which will be required at issuance of building permits, in combination with other components of the program described above, may mitigate potential cumulative traffic impacts to road segments and intersections to less than significant but cumulative impacts that are not addressed by the TIF may result as well. Therefore, the project may exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency and/or as identified by the County of San Diego Transportation Impact Fee Program for designated roads or highways.

For Small Wineries, an Administrative Permit will be required. This discretionary permit process will insure that development standards and limitations can be met and that road safety has been adequately addressed. The Administrative Permit will also require environmental review to insure that any potential impact related to traffic and circulation, or any other issue, will be addressed and, if necessary, mitigated. For these reasons, the project was determined not to exceed a level of service (LOS) standard at the direct

project level. Therefore, the project will not have a significant direct project-level impact on the LOS standards established by the County congestion management agency for designated roads or highways.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant: Future wineries may be located within an Airport Master Plan Zone or adjacent to a public or private airport. Any winery structures will be limited in size and height to limitations place on any other residential or agricultural structure located in the A70 or A72 Use Regulation. Therefore, the proposed project will not have a significant impact on air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant: The proposed project will not alter traffic patterns, roadway design, place incompatible uses that are not already on existing roadways (e.g., farm equipment), or create or place curves, slopes or walls which impedes adequate site distance on a road.

- e) Result in inadequate emergency access?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant: Building permits for future wineries will be reviewed by the Fire Authority Having Jurisdiction over the project site and will insure that the project meets

the Consolidated Fire Code. Therefore, the proposed project will not result in inadequate emergency access.

f) Result in inadequate parking capacity?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Wholesale Limited Wineries will not be required to provide additional parking because they will not be open to the public and will not have a need for additional parking. Future Boutique Wineries will be required to provide a minimum of six parking spaces for customers and three spaces for employees and Boutique Winery operations. This number of space will provide adequate parking capacity because these operations are smaller and are not expected to draw large numbers of guest at any one time. In addition, multiple guests arrive in a single car, thereby reducing the parking demand. Special events are not allowed and therefore a large number of parking spaces at one time will not be required. The proposed amendment will also prohibit parking for the winery off the premises of the winery. Small Wineries will be evaluated for parking capacity on a case-by-case basis depending on the proposed operations. The parking capacity will then be evaluated to insure thae suitability of the site for the type and intensity of use or development which is proposed.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant: Future wineries will not result in any construction or new road design features and does not propose any hazards or barriers for pedestrians or bicyclists, therefore, will not conflict with policies regarding alternative transportation.

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
|---|--|

- ☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Some future wineries will discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. DEH will review the OSWS lay-out for projects that need building permits pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria" and DEH has the authority to require compliance for any existing OSWS. Therefore, the project is consistent with the wastewater treatment requirements of the RWQCB as determined by the authorized, local public agency.

Some future wineries may discharge domestic waste to a community sewer system that is permitted to operate by the Regional Water Quality Control Board (RWQCB). Before a future winery can connect to a community sewer system, sewer district approval must be obtained. Therefore, because the project will be discharging wastewater to a RWQCB permitted community sewer system, the project is consistent with the wastewater treatment requirements of the RWQCB, including the Regional Basin Plan. Also, Small Wineries will require issuance of an Administrative Permit and would require further environmental review.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- ☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

Discussion/Explanation:

No Impact: Most future wineries will use OSWS for wastewater treatment, but of those that will not, they are small operations that could not feasibly propose new or expanded water or wastewater treatment facilities. In addition, the small size of these wineries would not require the construction or expansion of water or wastewater treatment facilities operated by a district. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

Less Than Significant Impact: Operation of a future winery from an existing building will not increase the amount of impermeable surface and runoff on the project site and therefore will not require new or expanded storm water drainage facilities. If a project involves the construction of new buildings and/or landform modification or grading, adequacy of storm water drainage facilities will be evaluated during review of the building or grading permit and required by the County if determined to be necessary. Also, Small Wineries would require issuance of an Administrative Permit and would require further environmental review. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

Potentially Significant Impact: Some future wineries will rely on groundwater and will not involve or require water services from a water district and therefore will not result in the need for new or expanded entitlements.

Some future wineries will require or already have water service from a water district, while others may need to make a new connection. Before a future winery can connect to a district water system, water district approval must be obtained. To allow the districts to determine if adequate water supplies will be available, further analysis of the water demands of vineyards and wineries will need to be calculated. Once this information is available, the water districts can assure that there are adequate water resources and entitlements are available to serve the requested water resources before any approval is granted.

- d) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

Less Than Significant Impact: Some future wineries will rely completely on an on-site wastewater system (septic system); therefore, the project will not require or interfere with any wastewater treatment provider's service capacity.

Some future wineries will require or already have sewer service from a sewer district. Before a future winery can connect to a district sewer system, sewer district approval must be obtained and the district can assure that there is adequate wastewater service capacity available to serve the requested demand before any approval is granted. Therefore, the project will not interfere with any wastewater treatment provider's service capacity.

- e) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

Potentially Significant Impact: Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs.

- f) Comply with federal, state, and local statutes and regulations related to solid waste?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
---	--

☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less than Significant Impact: Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The project will deposit all solid waste at a permitted solid waste facility and therefore, will comply with Federal, State, and local statutes and regulations related to solid waste.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

☒ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Potentially Significant: Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. There is substantial evidence that there are biological or cultural resources that may be affected or associated with this project. Therefore, this project has been determined to meet this Mandatory Finding of Significance.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant: Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVI of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there is substantial evidence that there may be cumulative effects associated with this project. Therefore, this project has been determined to meet this Mandatory Finding of Significance.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VII. Hazards and Hazardous Materials, VIII Hydrology and Water Quality XI. Noise, XII. Population and Housing, and XV. Transportation and Traffic. As a result of this evaluation, there is substantial evidence that there may be adverse effects on human beings associated with this project. Therefore, this project has been determined to meet this Mandatory Finding of Significance.

XVIII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For State regulation refer to www.leginfo.ca.gov. For County regulation refer to www.amlegal.com. All other references are available upon request.

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US Department of Transportation, Federal Highway Administration (FHWA) Visual Impact Assessment for Highway Projects.